

## DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

### Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at [www.cityofknoxville.org/downtownnorth/brownfield.asp](http://www.cityofknoxville.org/downtownnorth/brownfield.asp)

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### SUMMARY

In this Fourth Edition of the Newsletter, we will review the City's progress during the last three months to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that was presented during the Project Team Meeting held at St. John's Lutheran Church at 4 p.m. on August 1st. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our next Project Team Meeting is November 7th.

### CURRENT PHASE I ENVIRONMENTAL SITE ASSESSMENTS

S&ME, the City's environmental consultant managing the project, has performed the following Phase I Environmental Site Assessment (ESA) during the previous quarter:

*Former Sanitary Laundry—625 N. Broadway*

#### Former Sanitary Laundry

##### Historical Uses

- The subject property operated as a dry cleaner from 1926-1993.
- Another past use includes an auto repair facility.

##### On-Site Findings

- The subject property was placed on the State Superfund list in 1994.
- Evidence of one dry cleaning solvent underground storage tank (UST) was observed on the subject property. The contents of the UST were reportedly removed in 1994 but no soil testing was performed at that time.
- One fuel oil above ground storage tank (AST) has been located on the subject property in the past.



##### Phase II ESA Opportunities

- Assess soil and groundwater in various areas of concern;
- Address potential vapor intrusion concerns by performing soil and sub-slab gas sampling as well as ambient air testing;
- Perform asbestos and lead-based paint inspections.

### CURRENT PHASE II ENVIRONMENTAL SITE ASSESSMENTS

S&ME has prepared a Site Specific Quality Assurance Project Plan (SSQAPP) and plans to conduct a Phase II ESA on the following property:

#### Historic Knoxville High Property

Located at 101 E. Fifth Avenue

##### Historical Uses

- Historically operated as a school from 1910 -1951.

- Other past uses include a fire station, Board of Education use Adult School and Knoxville Credit Union.

#### Phase II Approach

- Assess soil and groundwater through soil probes and monitoring well.
- Assess soil gas, sub-slab gas and ambient air.
- Perform asbestos and lead-based paint surveys.

#### Next Steps

- Prepare a Site Eligibility Form for the remaining sites to obtain EPA Authorization to proceed with further Phase II assessments.



## **ARE YOU INTERESTED IN HAVING YOUR PROPERTY ASSESSED?**

The City of Knoxville intends to conduct several more Phase I Environmental Site Assessments. The following paragraph briefly summarizes the Phase I ESA process and associated benefits. If you're interested in having your property assessed, please contact the City of Knoxville's Office of Redevelopment. Contact information is located on page one of this newsletter.

### **PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

A Phase I Environmental Site Assessment (ESA) is an investigation into a property which helps to identify potential environmental concerns. The potential environmental concerns can be from past activities at the site, the current use of the property, or potential future problems and include primarily hazardous materials and petroleum products. Potential environmental concerns are identified through research on the past uses of the property, a site visit to identify current concerns, interviews with those knowledgeable about the property, and a review of available state and federal regulatory information. This process can also identify off-site properties which may environmentally impact the property. By conducting a Phase I ESA, the property owner or purchaser can obtain liability protections for contamination not identified through the Phase I ESA process, as long as the owner or purchaser has not caused the contamination subsequent to the performance of the Phase I ESA. This liability protection could be important to an owner wishing to sell their property.

## **DOWNTOWN NORTH BROWNFIELDS PROJECT AREA**



## **UPCOMING EVENTS**

### **Project Team**

### **Meetings Dates:**

*November 7th, 2013*

*The Project Team Meeting date is scheduled for 4 p.m. at St. John's Lutheran Church, located at 544 N. Broadway*